



A spacious Grade II listed house in Test Valley

9 Fifehead Manor, Middle Wallop, Stockbridge, Hampshire SO20 8EE

Leasehold with remainder of 999-year lease (985 years).



Spacious house forming part of a converted stately home • Excellent open plan living space • Kitchen / breakfast room • 3 double bedrooms, all with en suites • Enclosed west-facing rear garden • Parking and garage

Situation

The Wallops comprise three villages located in the heart of the Test valley in close proximity to the River Test. Middle Wallop forms a hamlet with a local garage/shop and pub and about a mile up the road is a Budgens supermarket and garage. Further amenities are available at the country town of Stockbridge, which offers a wide range of restaurants and boutique shops in addition to a doctor's surgery. The almost equidistant cathedral cities of Winchester and Salisbury offer a wider range of facilities, with railway stations at both. Grateley railway station is nearby with regular services (just over 1 hour) into London Waterloo. The nearby A30 links Salisbury to the west and Winchester to the east, with easy access to the A34 connecting with the A303 and the M3. The combined villages of The Wallops comprise a 12th century church, primary school and village hall, and have a thriving community. There are primary and secondary schools available in Stockbridge, with independent schools in Winchester, Salisbury and Andover.

Description

9 Fifehead Manor is a spacious Grade II listed property forming part of a converted stately home which now comprises a number of properties including flats and cottages, all of which sit in beautiful grounds amounting to about 2 acres. This fantastic home has accommodation arranged over two floors and is well-presented throughout. There are two front entrances into the property, both with spacious hallways, one of which would lend itself very well to a home office area. On the ground floor is an impressive 28ft sitting/dining room which provides exceptional open-plan entertaining space with double doors leading to the rear garden. There is also a cloakroom and a particularly light and spacious 16ft kitchen/breakfast room with a range of wall and floor mounted units, a tiled floor and double doors to the rear opening to the patio area. On the first floor there are three double bedrooms, all of which have en suite facilities.





Outside

The gardens lie to the rear of the building with a patio area accessed from the sitting room and kitchen/breakfast room providing a great space for outside dining. The gardens are fully enclosed and mainly laid to lawn and have been beautifully planted with a variety of shrubs, flowers and trees. There is a gate at the end of the garden providing access to the rear courtyard/visitors parking area which is also where the garage is located for number 9. Parking is available for approximately two vehicles to the front of the property with the benefit of additional visitors parking to the rear.

Tenure

Leasehold with remainder of 999-year lease (985 years).

Services

Mains electricity and water.
Sewage treatment drainage.
Calor gas central heating.

Outgoings

Council Tax - Band G
Service charge of £2,800 per annum.

Local Authority

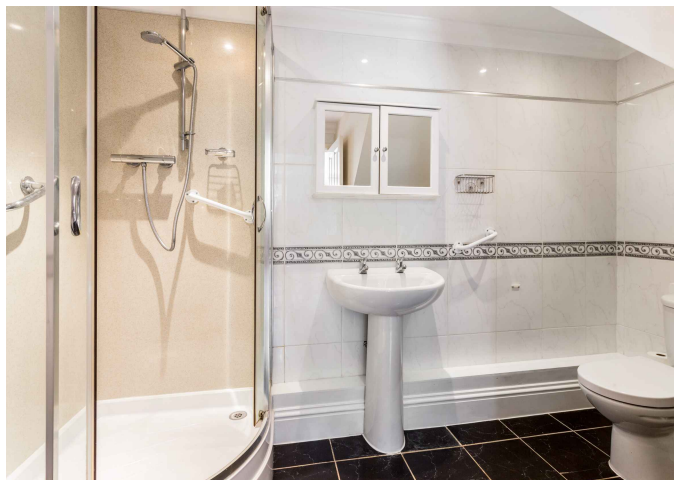
Test Valley Borough Council

Directions

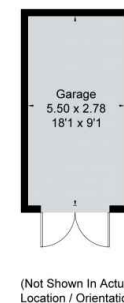
On entering Middle Wallop from Andover, pass the garage and public house on the left and continue on this road up the hill. Turn right into the driveway for Fifehead Manor and No. 9 will be found on the left-hand side. If you continue driving beyond the property you will reach the visitors parking area at the far end of Fifehead Manor.

Viewing

Strictly by appointment with Savills.



Approximate Area = 190.6 sq m / 2052 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 205.9 sq m / 2217 sq ft
Including Limited Use Area (4.9 sq m / 53 sq ft)
For identification only. Not to scale.
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 263804

For identification only. Not to scale. © 200917MT

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

